

LOCATION HIGHLIGHTS



NEWNAN, GA.

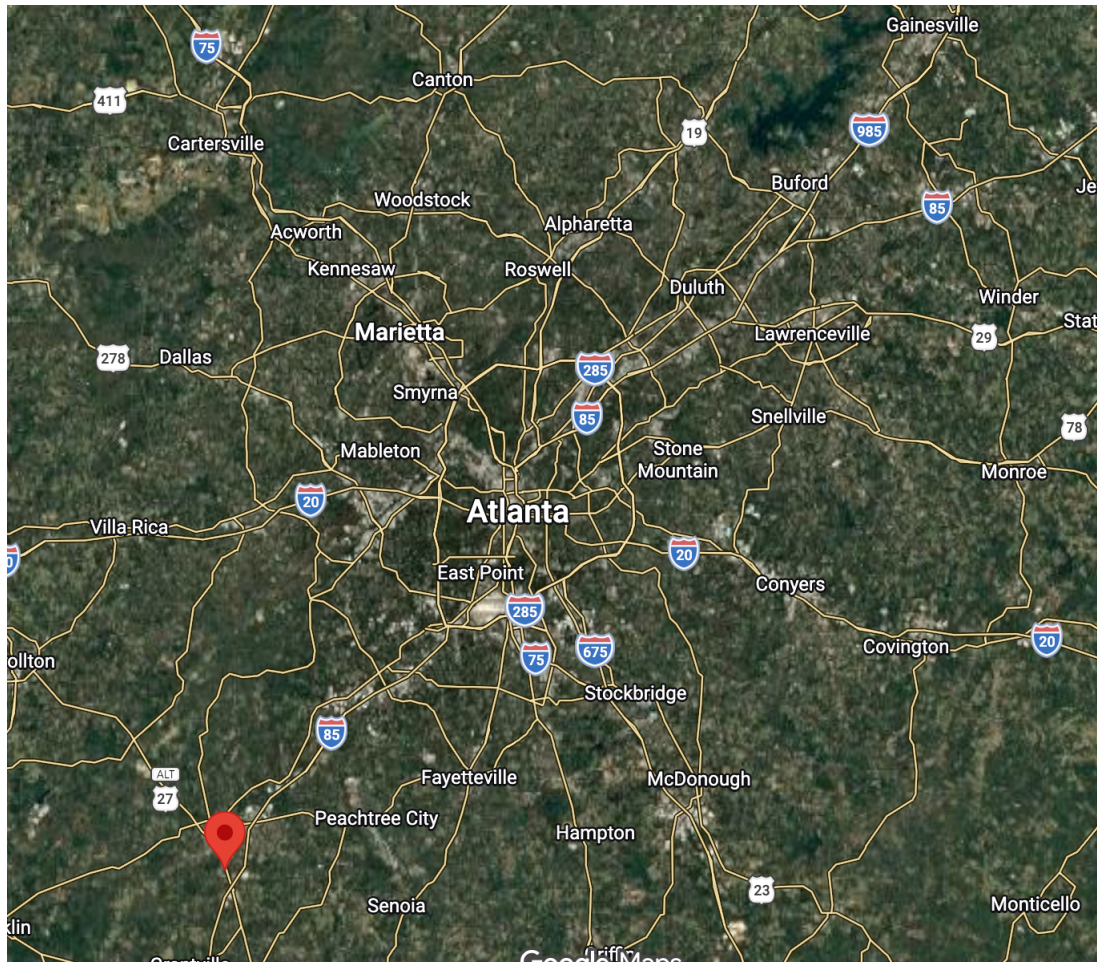
LESS THAN 2 MILES FROM
INTERSTATE ACCESS

LESS THAN 35 MINUTES TO
HARTSFIELD JACKSON
INTERNATIONAL IN ATLANTA

OVER 325+/- FT OF ROAD
FRONTAGE

QUICK COMMUTE TO FAIRBURN,
UNION CITY, & NEWNAN,
LAGRANGE

SEAMLESS ACCESS TO BOTH I85,
I75 & I285.



ZONING - "M" INDUSTRIAL



PERMITTED USES:

- PLEASE SEE THE ATTACHED DOCUMENTATION IN REGARDS TO THE PERMITTED USES OF COWETA COUNTY.





PROPERTY FEATURES:

- ±6.25 Acres Industrial-Zoned Land
- Approx. 125 Tractor-Trailer Parking Spaces
- Fully Cleared & Graveled Yard
- Lighting for Overnight Operations
- Security Cameras Installed
- On-Site Guard Shack
- FTZA Approved Site
- Ideal for Fleet Parking, Logistics, or Outdoor Storage
- Turnkey - Ready for Immediate Use

Pair the phenomenal location with the “M” zoning district of Coweta County & you have several permitted uses as well as opportunities for this property.



Southern
REAL ESTATE
PROPERTIES

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Sec. 190. - Dimensional requirements.

Required lot size, yard setbacks, height limitations and related requirements are set forth in ~~article 23.~~

Sec. 191. - Permitted uses.

The following uses are allowed in any M district, subject to the further provisions of this ordinance:

- (1) Any permitted structure and use identified as such in ~~article 18~~ under the LM light industrial district.
- (2) Brick, tile, and terracotta manufacture.
- (3) Cement, lime, gypsum or plaster of Paris manufacture.
- (4) Concrete, cement products or clay products manufacture.
- (5) Foundry or forging plants.
- (6) Grain elevators or commercial feed mills.
- (7) Poultry killing, plucking or processing.
- (8) Rock, sand or gravel distribution or storage.
- (9) Truck terminals.
- (10) Wood recycling centers, provided that the wood stockpiles do not exceed 20 feet in height, and that the owner(s) submits the following in addition to other development and licensing requirements:
 - (a) A bond or letter of credit in a form acceptable to the county attorney, to assist with legal fees, to ensure the removal of any wood material stock that is abandoned on-site after the business ceases operation. The amount shall be calculated at a rate of \$5,000.00 per acre of storage area as shown on the approved development site plan. If the storage area results in a fractional acreage, the bond or letter of credit amount shall be adjusted by percentage of the fractional area, and
 - (b) A notarized letter indicating that the owner has read and understands his/her responsibilities to comply with the Georgia Solid Waste Management Chapter 391-3-4-.04 (60/90 Rule) which states that 60 percent of the weight or volume of material must be used, reused, sold or recycled during a 90-day period.
- (11) Customary accessory buildings and uses.

Sec. 181. - Permitted uses.

The following uses are allowed in any LM district, subject to the further provisions of this ordinance:

- (1) Any commercial or industrial use which involves manufacturing, processing or assembly operations or the storage and sale of heavy materials, products or equipment; but not including uses which may cause injurious or obnoxious noise, vibrations, smoke, gas, fumes, odor, dust, fire hazard or other objectionable conditions to nearby areas.
- (2) Bakeries and other establishments manufacturing prepared foods and miscellaneous food products.
- (3) Body shops.
- (4) Bottling plants.
- (5) Cabinet shops.
- (6) Clinics, cafeterias, employee credit unions and recreational facilities for employees only.
- (7) Cold storage, ice plants and freezer lockers.
- (8) Dairy plants and ice cream manufacturing.
- (9) Distribution of products and merchandise.
- (10) Dry cleaning and laundering establishments.
- (11) Vocational education and training facilities.
- (12) Electrical appliances and equipment, sales and repairs.
- (13) Electronic manufacturing and assembly plants.
- (14) Fabricating shops such as woodworking, upholstery and sheetmetal shops.
- (15) Garages, repair shops and machine shops.
- (16) Miniwarehouses.
- (17) Offices and administrative facilities.
- (18) Plumbing shops and other contractors, including open storage of materials when located in the rear yard.
- (19) Printing, publishing and reproducing establishments.
- (20) Repair garages.
- (21) Service stations.
- (22) Sign painting and fabricating shops.
- (23) Textile manufacturing plants.
- (24) Tire recapping and retreading shops.
- (25) Wholesaling or warehousing.
- (26)

Customary accessory buildings and uses.